121.0	0003	0007.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	997,000	/	997,000
USE VALUE:	997,000	/	997,000
ASSESSED:	997,000	/	997,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
25	-27	ADDISON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HOLMES J.B.S./TRUSTEE
Owner 2:	SANDERS HOLMES TRUST
Owner 3:	
Street 1:	25 - 27 ADDISON STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	HOLMES J B S -
Owner 2:	-
Street 1:	27 ADDISON STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 7,575 Sq. Ft. of land mainly classified as Two Family with a Multi- TnHs Building built about 1900, having primarily Asbestos Exterior and 3400 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 1 HalfBath, 14 Rooms, and 7 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	7575.000	414,500		582,500	997,000
Total Card	0.174	414,500		582,500	997,000
Total Parcel	0.174	414,500		582,500	997,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 293.24 | /Parcel: 293.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	78070
GIS Ref	
GIS Ref	
Insp Date	05/11/18

!9369!

PREVIOUS ASSESSMENT

Parcel ID 121.0-0003-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	414,800	0	7,575.	582,500	997,300	997,300	Year End Roll	12/18/2019
2019	104	FV	371,900	0	7,575.	614,900	986,800	986,800	Year End Roll	1/3/2019
2018	104	FV	371,900	0	7,575.	453,100	825,000	825,000	Year End Roll	12/20/2017
2017	104	FV	348,100	0	7,575.	433,700	781,800	781,800	Year End Roll	1/3/2017
2016	104	FV	348,100	0	7,575.	401,300	749,400	749,400	Year End	1/4/2016
2015	104	FV	288,400	0	7,575.	336,600	625,000	625,000	Year End Roll	12/11/2014
2014	104	FV	288,400	0	7,575.	328,800	617,200	617,200	Year End Roll	12/16/2013
2013	104	FV	300,300	0	7,575.	313,300	613,600	613,600		12/13/2012

PRINT

Date	Time
12/10/20	23:51:35

LAST REV

Date	Time
05/17/18	12:20:24
ekelly	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 9369

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HOLMES J B S,	66571-101		12/22/2015	Convenience	99	No	No		
	13118-466		12/29/1976		54,000	No	No		N

USER DEFINED

Prior Id # 1:	78070
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/13/2006	1086	Re-Roof	12,000			G8	GR FY08	

ACTIVITY INFORMATION

Date	Result	By	Name
5/11/2018	MEAS&NOTICE	HS	Hanne S
11/19/2008	Meas/Inspect	163	PATRIOT
12/14/1999	Inspected	264	PATRIOT
11/17/1999	Mailer Sent		
10/26/1999	Measured	266	PATRIOT
7/8/1992		JK	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		7575		Sq. Ft.	Site		0	90.	0.85	10									582,528						582,500	

Total AC/HA:	0.17390	Total SF/SM:	7575	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	Total:	582,528	Spl Credit		Total:	582,500

EXTERIOR INFORMATION

Type:	14 - Multi- TnHs
Sty Ht:	2 - 2 Story
(Liv) Units:	2 Total: 2
Foundation:	3 - BrickorStone
Frame:	1 - Wood
Prime Wall:	5 - Asbestos
Sec Wall:	%
Roof Struct:	2 - Hip
Roof Cover:	1 - Asphalt Shgl
Color:	GREEN
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1900	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	%		
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	%		
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Fair
A Bath:	1	Rating:	Poor
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Poor
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Fair
A Kits:	1	Rating:	Poor
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	FA - Fair-Avg	35.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	35.6	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	0.95882350
Const Adj.:	0.95940399
Adj $ / SQ:	128.786
Other Features:	112500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	643663
Depreciation:	229144
Depreciated Total:	414519

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	14	BRs:	7	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
1	7	3	
Totals			
2	14	7	

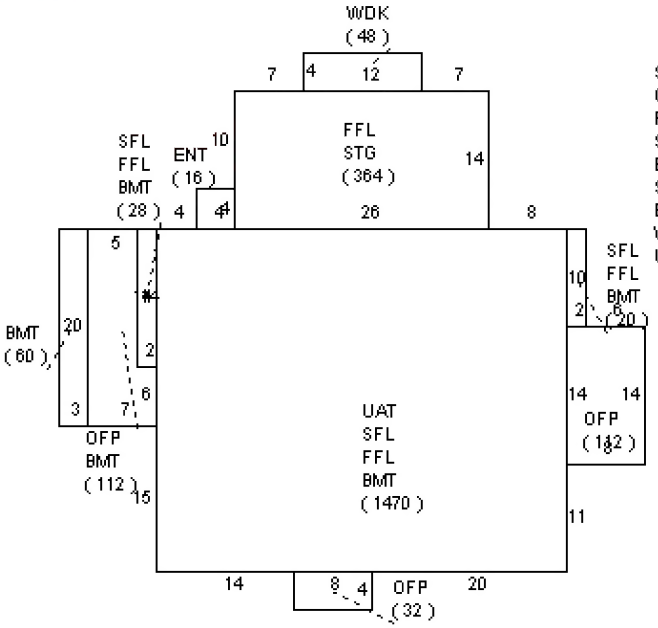
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	128.79
Special Features:	0	Val/Su Net:	67.49
Final Total:	414500	Val/Su SzAd	121.91

SKETCH



Sum Area By Label :
OFP = 256
FFL = 1882
STG = 364
ENT = 16
SFL = 1518
BMT = 1690
WDK = 48
UAT = 1470

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,882	128.790	242,375
BMT	Basement	1,690	38.640	65,294
SFL	Second Floor	1,518	128.790	195,497
UAT	Upper Attic	368	51.510	18,932
STG	Storage	364	6.280	2,287
OFP	Open Porch	256	22.010	5,636
WDK	Deck	48	15.350	737
ENT	ENTRY	16	25.330	405
	Net Sketched Area:	6,142	Total:	531,163
Size Ad	3400	Gross Are	7244	FinArea 3400

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 121.0-0003-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: